

2023 -- H 5691

LC001431

STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2023

A N A C T

RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

Introduced By: Representatives Stewart, Cruz, Henries, Morales, Caldwell, Batista,  
Alzate, Kislak, Cotter, and Potter

Date Introduced: February 17, 2023

Referred To: House Judiciary

It is enacted by the General Assembly as follows:

1 SECTION 1. Section 34-18-16.1 of the General Laws in Chapter 34-18 entitled  
2 "Residential Landlord and Tenant Act" is hereby amended to read as follows:

3 ~~**34-18-16.1. Rent increases — Notice requirements. Rent increases — Prohibitions.**~~

4 (a) Prior to an increase in rent being imposed by a landlord for a residential tenancy, notice  
5 of the increase shall be given in writing to any tenant by a landlord at least thirty (30) days prior to  
6 the effective date of the increase.

7 (b) A landlord must give sixty (60) days notice to month to month tenants over the age of  
8 sixty-two (62), before raising the rent.

9 (c) A landlord shall not impose a rent increase for a residential tenancy more than once  
10 annually.

11 (d) In addition to injunctive relief and appropriate damages to the tenant pursuant to § 34-  
12 18-5, a violation of this section shall be deemed to be a deceptive trade practice pursuant to § 6-  
13 13.1-2, and shall be punishable pursuant to the provisions of § 6-13.1-14.

14 SECTION 2. This act shall take effect upon passage.

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EXPLANATION  
BY THE LEGISLATIVE COUNCIL  
OF  
A N A C T  
RELATING TO PROPERTY -- RESIDENTIAL LANDLORD AND TENANT ACT

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1           This act would prohibit a landlord from increasing the rent for a residential property more  
2 than once annually. Violation of this provision would be deemed a deceptive trade practice and  
3 subject to penalties.

4           This act would take effect upon passage.

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